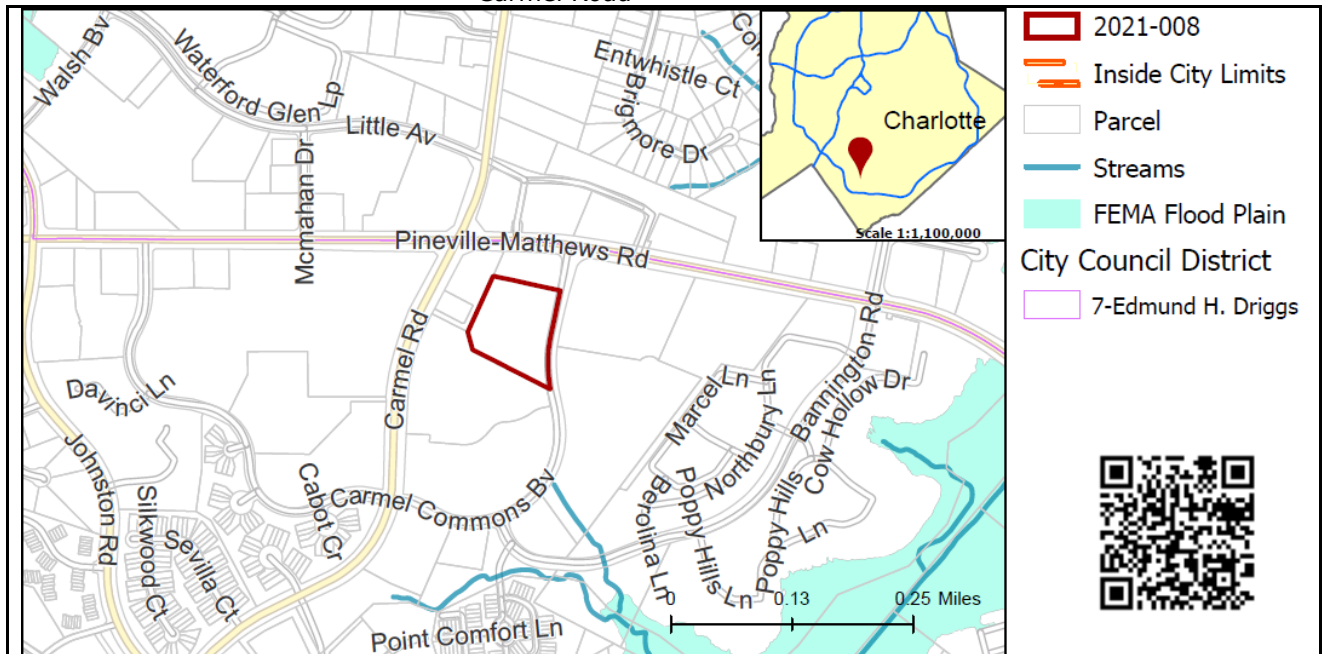


REQUEST

Current Zoning: O-1 (office)
Proposed Zoning: MUDD-O (mixed used development, optional)

LOCATION

Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road



SUMMARY OF PETITION

The petition proposes to redevelop the site, currently developed with an office, with non-residential uses.

PROPERTY OWNER

Publix North Carolina LP

PETITIONER

The Morgan Companies

AGENT/REPRESENTATIVE

Collin Brown, Brittany Lins/ Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, and transportation and technical revisions related to land use.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for office on this site.

Rationale for Recommendation

- The site is within a designated activity center per the *Center, Corridors, Wedges Growth Framework*.
- Activity centers are recommended for walkable, mixed use development.
- The introduction of retail use to the office area creates additional mixing of uses in the area and retail use is compatible with office land uses.

- The proposed site plan proposes a new private drive providing vehicular and pedestrian connectivity through the larger block, between Carmel Road and Carmel Commons Boulevard.
- Improves the pedestrian experience with the provision of urban open space along a portion of the private drive and the front of the building and reduces surface area parking with proposed subterranean deck.
- Provides pedestrian oriented transportation improvements including push button pedestrian signals at Pineville-Mathews Road and Carmel Road and improved accessible ramps at Carmel Commons Boulevard at Pineville-Matthews Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Office to Retail for the site.

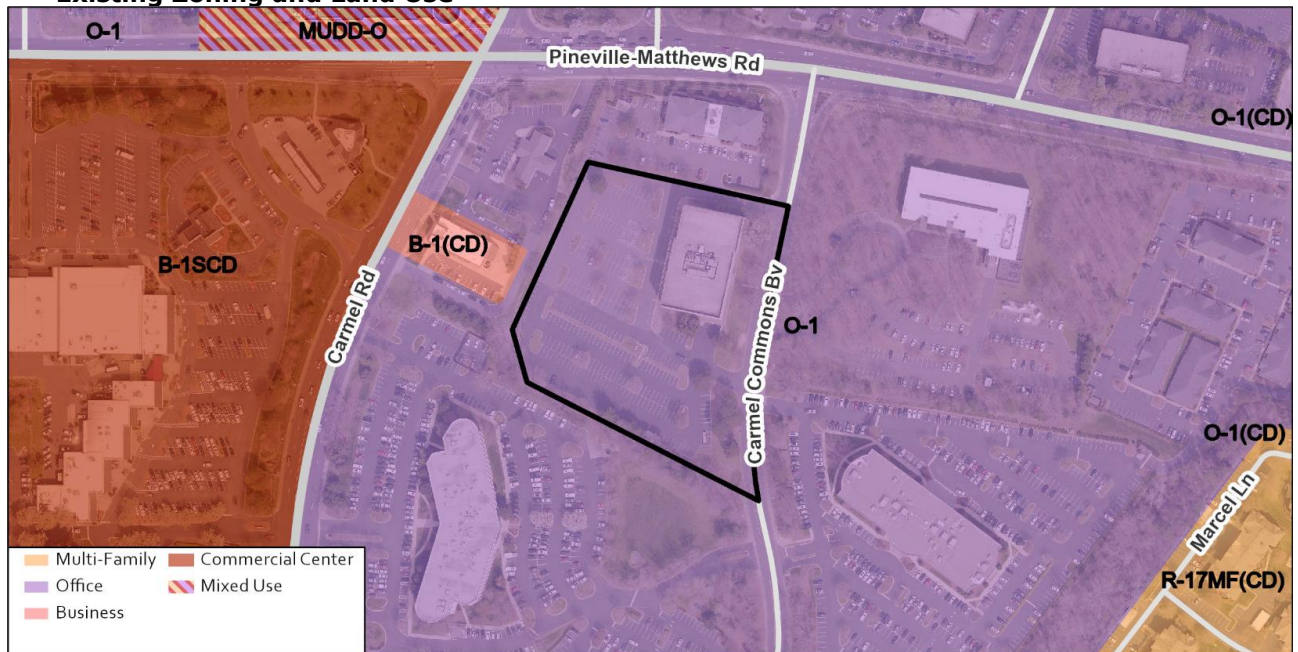
PLANNING STAFF REVIEW

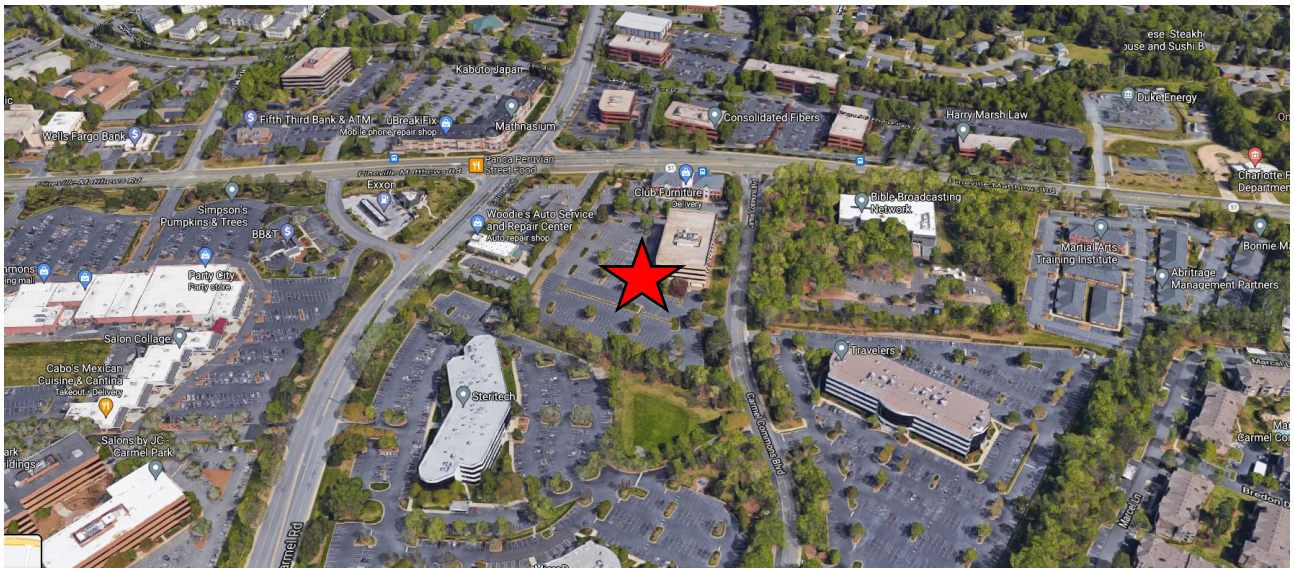
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 55,000 square feet of non-residential uses.
- Prohibits car washes, gas stations with or without a convenience store, automobile service station, and eating/drinking/entertainment establishments.
- Maximum building height limited to 50 feet.
- Provides building design guidelines related to building materials, façade treatments and screening for rooftop HVAC, dumpsters, loading and service area.
- Commits to a minimum 5,000 square feet of urban open space.
- Provides pedestrian and vehicular access from Carmel Commons Boulevard and a proposed access drive along the south of the site connecting Carmel Road to Carmel Commons Boulevard.
- Provides transportation improvements at Carmel Road and Pineville-Matthews Road, Carmel Commons Boulevard at Pineville Matthews Road, Pineville-Matthews Road at McMahon Drive and Bannington Road and Carmel Road at proposed private access drive.

• **Existing Zoning and Land Use**





The site, indicated by the red star, is developed with an office building. The area is developed with a mixture of uses including commercial and retail uses primarily located west of Carmel Road and office uses east of Carmel Road and north of Pineville-Matthews Road.



The site is developed with an office building and surface parking lot.



East of the site, across Carmel Commons Boulevard, are office uses.



South of the site are office uses.

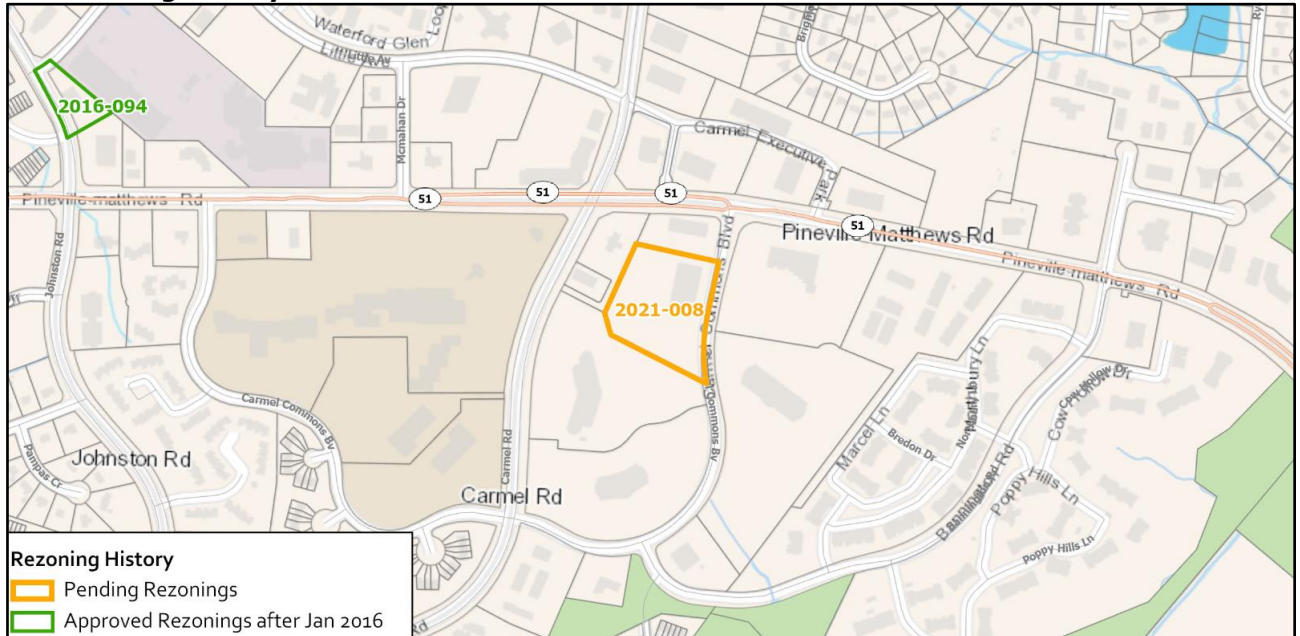


West of the site is an automotive service station and a financial institution.



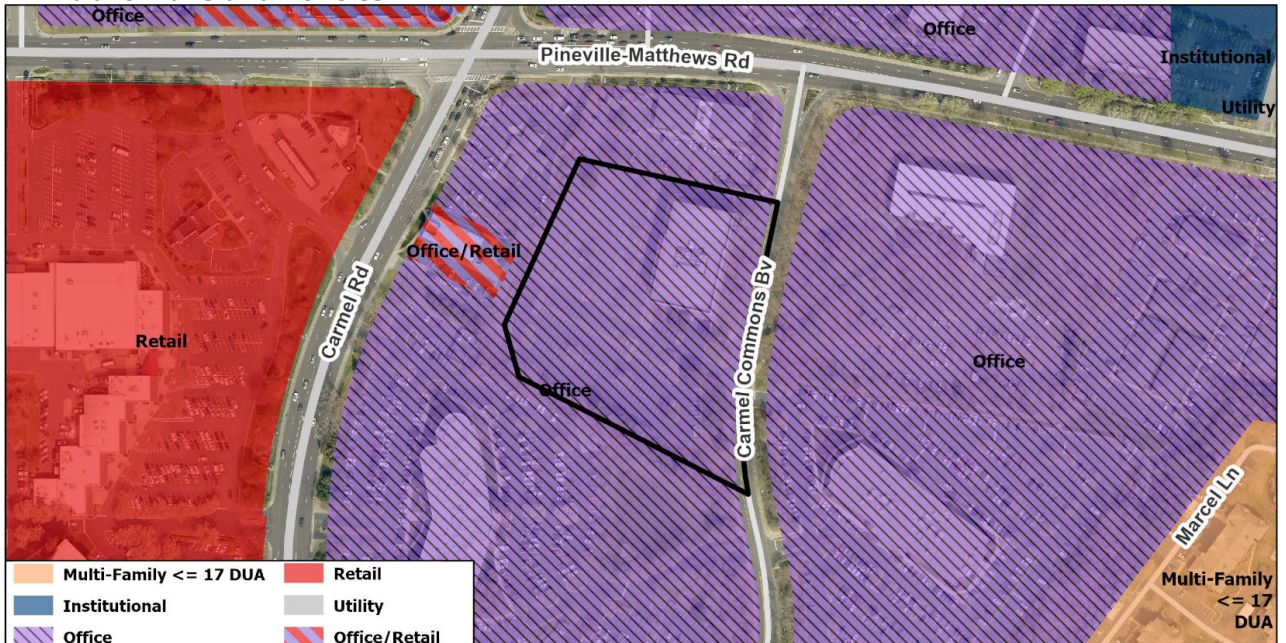
North of the site is office use along Pineville-Matthews Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-094	.82 acres west of the site near the intersection of Johnston Rd and Pineville-Matthews Rd to MUDD-O to allow climate controlled self-storage.	Approved

- Public Plans and Policies**



- The *South District Plan* (1993) recommends office land uses for this site.

- TRANSPORTATION SUMMARY**

- The site is located on a City-maintained minor collector road (Carmel Commons Boulevard) and has access to two major thoroughfares (City-maintained Carmel Road and State-maintained Pineville-Matthews Road). The proposed use increases the trip generation from 935 vehicle trips per day existing to 4,005 trips/day due to the grocery use; therefore, a Traffic Impact Study (TIS) is needed for this site. The Publix Carmel Commons TIS was approved on June 3, 2021.

Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to improving accessible ramps at Pineville-Matthews Road with Accessible Pedestrian Signals (APS), commit to off-site construction of an 8-foot planting strip and 6-foot sidewalk along Carmel Commons Boulevard and Carmel Road, and verifying the right-of-way width along Carmel Road and Pineville-Matthews Road. To further promote the Charlotte WALKS and BIKE Policy in lieu of the 6-foot sidewalk along Pineville-Matthews Rd., CDOT requests petitioner commit to installing a 12-foot multi-use path. Lastly, the site plan and conditional notes will need to incorporate the transportation improvements established in the approved TIS. Further details are listed below.

- **Active Projects:**

- NC-51 Access Management
 - Park Road to Carmel Road
 - NCDOT TIP# U-6086
 - Construction FY 2023
 - PM: Kellie Crump
- <https://connect.ncdot.gov/resources/Materials/Lists/LCCAProjectList/DispForm.aspx?ID=234>

- **Transportation Considerations**

- See Outstanding Issues, Notes 4-7.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 935 trips per day (based on 87,596 sq ft office).

Entitlement: 480 trips per day (based on 44,100 sq ft office).

Proposed Zoning: 4005 trips per day (based on 55,000 sq ft retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Carmel Commons Blvd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Carmel Commons Blvd. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Add note to potential access agreement callout, stating if agreement is not met, vehicular and pedestrian connectivity between Carmel Road and Carmel Commons Blvd will be determined and designed in agreement with Planning and CDOT during permitting.
2. Modify requirements through optional provision or acceptable alternative design, as the service area along Carmel Commons will not have clear vision glass along that frontage.
3. Modify the design standards to provide acceptable design for frontage activation or provide optional provision with alternative acceptable to Planning, Design, & Development Department staff.

Transportation

4. As the TIS has been approved on June 3, 2021, the site plan and conditional notes will need to be revised to incorporate the established transportation improvements.
5. Revise site plan and conditional note(s) are needed to commit to installing an 8-foot planting strip and 6-foot sidewalk along Pineville-Matthews Road per Ch. 19, however, CDOT would prefer a 12-foot multi-use path allowing for a bicycle facility meeting the City Charlotte BIKE Policy.
6. Modify and improve accessible ramps, per PROWAG, and corner radii at Carmel Road/Pineville-Matthews Road with Accessible Pedestrian Signals (APS) and reduced radii/added truck aprons.
7. Verify the right-of-way dimensions for accuracy and ensure the centerline dimension matches the entire right-of-way width. The right-of-way along Carmel Road and Pineville-Matthews Road is labeled as "100-foot Public RW Width", however, the dimensions from the centerline do not reflect that. Verify the right-of-way dimensions for accuracy and ensure the centerline dimension matches the entire right-of-way width.

REQUESTED TECHNICAL REVISIONSLand Use

8. Remove "grocery" from propose use in Development Data table.
9. Edit note III. b. to say residential use is prohibited.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311